



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, APRIL 21, 2011
COUNCIL CHAMBERS at 6:00 p.m.
AGENDA**

**All parties wishing to testify must register on
the Sign In Sheet before the hearing begins.**

I. Call to Order

6:00p.m.

II. Purpose

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #65-2006 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following nine conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on your property to determine whether it, in fact, meets the definition of blight and can be certified as a blighted property.

As described in the Ordinance, if your property is certified to be blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight certification, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. If you fail to comply with the BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission and City Council for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain.

DECISION

1. **338 Madison Ave, North 4 St LLC aka George Hutchinson, owner(s), 155 Phillips Park Dr South Williamsport Pa 17702, Purchased June 2008**

CONTINUED FROM FEBRUARY CERTIFICATION HEARING

Resolved codes issues,

Resolved delinquent taxes.

Water service issue to be corrected by April 19th.

BPRC Vote and Announcement of Decision

Due to the findings from City staff, the Chair will request a motion to certify 338 Madison Street as a blighted property or to remove it from the target list.

III. Determination Hearing

1. **515 N 4th St, owned by Domingo Tejada, PO BOX 418 READING PA 19603, Purchased May 2007**

1. **Oath to all presenting testimony**
2. **Findings of Fact & Presentation of Evidence – City Staff**
3. **Testimony from Property Owner (5 minute limitation)**
4. **Public Comment (5 minute limitation)**
5. **BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 515 N 4th Street as a blighted property or to remove it from the target list.

2. **112 S 6th St, owned by Angela Brazzle, 2206 Upper Gap Rd Coatesville Pa 19320, Purchased April 2006.**

1. **Oath to all presenting testimony**
2. **Findings of Fact & Presentation of Evidence – City Staff**
3. **Testimony from Property Owner (5 minute limitation)**
4. **Public Comment (5 minute limitation)**
5. **BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 112 S. 6th Street as a blighted property or to remove it from the target list.

3. 123 S 6th St, owned by Ketty Antoine, 331 N 6th St Reading Pa 19601, Purchased August 2003

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 123 S 6th Street as a blighted property or to remove it from the target list.

4. 125 S 6th St, owned by Esther & Gary Gebhard, 521 N Funk Rd Boyertown Pa 19512, No purchase date listed

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 125 S. 6th Street as a blighted property or to remove it from the target list.

5. 237 S 6th St, owned by Khoa Nhu Tran, 1221 Butler St Reading Pa 19601, Purchased March 1996

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 237 S. 6th Street as a blighted property or to remove it from the target list.

6. 334 Chestnut St, owned by Allison Little, 330 Pine Street, Reading PA, No Purchase Date Listed

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 334 Chestnut Street as blighted properties or to remove them from the target list.

7. 922 Penn St, owned by Brito Amado, 108 N Front Street, Reading PA, Purchased March 2001

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 922 Penn Street as a blighted property or to remove it from the target list.

8. 615 Church St, owned by Susan Moser, 1823 Cotton St Reading Pa 19606, Purchased January 2005

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 615 Church Street as a blighted property or to remove it from the target list.

**9. 945 Court St., owned by Brandon Bui, 125 Brettwood Dr Egg Harbor Twp NJ 08234,
Purchased March 2010**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 945 Church Street as a blighted property or to remove it from the target list.

**10. 947 Court St., owned by Brandon Bui, 125 Brettwood Dr Egg Harbor Twp NJ 08234,
Purchased March 2010**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 947 Church Street as a blighted property or to remove it from the target list.

**11. 229 N. 4th St., owned by Lobos Three LLC aka Ben Epstein, 1455 E 15th ST Brooklyn
NY 11230, Purchased November 2005**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 229 N. 4th Street as a blighted property or to remove it from the target list.

**12. 1154 Spring St., owned by Keldia Cabrera, 1945 Wickford Pl Reading PA 19610,
Purchased June 2005**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 1154 Spring Street as a blighted property or to remove it from the target list.